



YOUR SUCCESS IS THE BASIS OF OURS



WE EXPAND RAPIDLY

With almost 30 retail destinations we are in an exciting and intense expansion phase. Over the next few years we will be opening centres in new markets in Europe and China.

In total, we have more than 20 new projects forthcoming, both in existing and new markets.



WE DEVELOP AND MANAGE SHOPPING CENTRES

We develop, own and manage shopping centres in partnership with IKEA stores. We focus on long-term management and continuity. Our tenant mix combines the best of international retailers with the best local brands, together with a strong family focus.

The IKEA store broadens our catchment area and together we attract visitors from up to an hour's drive away.



WE WORK WITH PEOPLE, FOR PEOPLE

When it comes to catering to the needs of people in the local community, knowledge and experience are key. We keep an ear to the ground and base our decisions on reality.

People are our most important resource. With different backgrounds, nationalities and expertise we all have two things in common: our passion for what we do and the vision to create a better everyday life for the many people.

GLOBAL VISION, LOCAL NEEDS



WE DEVELOP AND MANAGE RETAIL DESTINATIONS

At Inter IKEA Centre Group we develop, own and manage retail destinations in partnership with IKEA. Our expansion plans take us into new markets in Europe and China. In the near future we will substantially increase our retail space by adding more than 10 new locations to our portfolio, not to mention another 15 projects in the pipeline.

RECIPE FOR SUCCESS

Our powerful tenant mix combines the best of international retailers with the best of local brands, creating a strong offer carefully selected to suit the needs and desires of the local market. To create the best shopping destination for each local region we base our development decisions on comprehensive market analyses and focus group interviews.

TO CREATE A BETTER EVERYDAY LIFE FOR THE MANY PEOPLE

This is the vision that we share with IKEA. We offer convenient as well as safe and family-friendly shopping that meets the needs of the people in the local community. Having a positive impact on people's everyday life is essential to us and goes into everything we do.

“Our vision is to create a better everyday life for the many people.”

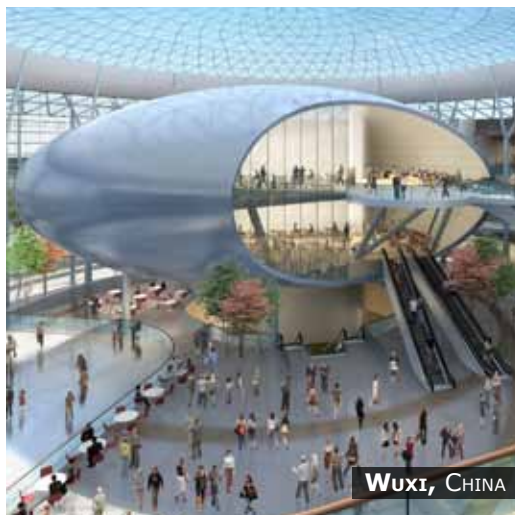
John Tegnér,
Managing Director of IICG



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IICG IN NUMBERS

- over **1 000 000 m²** retail space
- **80 000 000** visitors per year
- **27** retail destinations in operation
- over **20** development projects in the pipeline
- **14** countries
- **500** co-workers



Wuxi, CHINA



WUHAN, CHINA



- SHOPPING CENTRES
- CENTRES UNDER DEVELOPMENT
- LOCAL HEAD OFFICES
- COPENHAGEN, GLOBAL HEAD OFFICE

CREATING IN PARTNERSHIP



IKEA – OUR UNIQUE ANCHOR

The IKEA brand is powerful enough to attract visitors from far and wide - people drive up to 60 minutes to visit our centres. The IKEA store broadens our catchment area and the range of convenience goods in the centre increases the visiting frequency. These two factors form excellent conditions for a successful shopping destination and create synergies for all.

FAMILY FRIENDLY

Working closely with IKEA means actively building on the IKEA tradition of a genuine family focus. More than half of the visitors in our centres have children. Catering to the needs of the entire family is a natural part of our success, creating safe, easy and fun shopping. Our centres have something for everyone and value for all.



BEIJING, CHINA

LONG-TERM DEDICATION

Our local management teams are made up of people who know the region inside and out, forming lasting relations with both retailers and the local community. We take pride in being a good neighbour and landlord.

Long-term continuity and profitability are as important to us as they are to the retailers we work with. Equally important, we secure sustainable operations and do our best to minimise our environmental impact. We want to have a positive influence on the local area where we operate. We invest in quality and durable materials that will reduce maintenance cost for us and our tenants. This will also secure a more responsible business, towards the environment as well as the local community.

WE WANT TO BE THE BEST

By taking care of the day-to-day operations in our centres we can ensure high standards and professional management. It also leaves our retail partners free to focus on what they do best: promotions, sales and services.

We want to be the best shopping centre developer in the markets where we operate. We also know that our business can not be run from behind a desk, which is why we take every opportunity to meet with our retailers, shoppers and business partners. To further strengthen the local knowledge we conduct regular surveys to measure satisfaction among both retailers and shoppers.



Expand with us on [iicg.com/projects](https://www.iicg.com/projects)



VILLESSE, ITALY



VALLADOLID, SPAIN



ZAGREB EAST, CROATIA

PEOPLE MAKE THE DIFFERENCE

PROFESSIONALS WITH A PASSION

Our success wouldn't be possible without our experienced and dedicated co-workers. After all, people are our most important resource. With different backgrounds, nationalities and expertise we all have two things in common: our passion for what we do and our vision to create a better everyday life for the many people.

DEVELOPING TOGETHER

With 500 people working in 14 countries managing almost 30 centres, we have acquired experience that we bring into each project. This experience allows us to deliver optimum business conditions for our partners and more enjoyable shopping for the visitors in our centres. We see everyday as a learning possibility.

BUSINESS BY VALUES

Our culture and values define who we are and how we do business. We are informal in our approach and ambitious in what we do. We know what goes on in the industry and we base our decisions on reality. We are a team of professionals who like to keep it simple. When you think of it, complex problems often have simple solutions.



Join us at iicg.com/career



“For me, togetherness means that we are one team working towards a common goal. As individuals we may not be alike - we grow by learning from each other's differences.”

Hui Ding,
Managing Director
China



“ The way we work together and the fact that we dare to be different is what makes us unique in the market.

Johanna Hult Rentsch,
Development Manager
South East Europe



GLOBAL CO-WORKER EVENT, DENMARK



“ Our relation to the tenants is based on passion for the retail business, enthusiasm for innovation and willingness to learn.

Vasco Santos,
Centre Manager
MAR Shopping, Porto



MEET REALITY



OUR PORTFOLIO

Since 2001 we have developed a long list of shopping centres and retail parks. We work with different formats, designs and tenant mixes to suit the specific needs and conditions in each market. These are the latest additions to our portfolio:

MAR Shopping, Portugal

Opened in 2008, MAR Shopping is the largest shopping centre in Northern Portugal, and has more than 200 stores, including leading international retailers and a multiplex cinema.

Homepark Cologne-Butzweiler, Germany

At Homepark Cologne, which opened in 2009, visitors will find 44,500 m² dedicated to living, home furnishings and leisure, all in an enjoyable atmosphere.

Les Armoiries, France

Featuring modern architecture, contemporary design and lots of green areas, Les Armoiries retail park opened in 2010 and offers a pedestrian walkway and a tenant mix including leading fashion brands, restaurants and a fitness centre.

Port Lodz, Poland

Together with the IKEA store, Port Lodz is the largest suburban shopping centre in the region. The single-level building provides visitors with 200 shops, a 7000 m² patio and an extensive dining area. Opened in 2010.

LUZ Shopping, Jerez de la Frontera, Spain

LUZ Shopping is Andalusia's premier retail destination. The retail park, representing 80,000 m² and the first phase of LUZ Shopping, opened in 2010. Work is currently underway on the lifestyle centre.

Thillois Retail Park, Reims, France

Opened in 2011, this open-air centre offers an attractive mix of stores dedicated to the home and well-being, together with a number of restaurants, providing a pleasant atmosphere for shoppers.

Buld'air, Avignon, France

Buld'air Shopping Centre, opened in 2011, is an open-air centre featuring a distinct architectural design, where visitors will find a diverse range of stores – many dedicated to the home – as well as restaurants and play areas for children.

ONE IDENTITY

By joining forces with our retail partners to promote our centres we increase visitor numbers and keep costs low. Facilities like entertainment areas, restaurants and children's activities add to our family-friendly profile and increases our drawing power.

We build modern shopping destinations with a Scandinavian touch; simple and functional design, clean lines and a smooth ergonomic language. Using wood, plastics, aluminium or steel while still captivating the natural aspect of Nordic nature. The design is playful, warm, and friendly and has a dash of humour, which is reflected in forms and colours.

Our business is local, but the face of our identity – the Smiling Shopping Bag logo – links all our centres, wherever they are. The logo symbolises shopping and reflects the family-friendly aspect of our centres, with an informal and playful touch. A smile is universal!



See all our shopping centres on iicg.com/OurShoppingCentres

RETAIL DESTINATIONS

Country	City	Name	Format	Opening year	GLA excl. IKEA	GLA incl. IKEA	Shops	Parking spaces	Visitors per year (In 1 000)	Catchment area (In 1 000)
CZECH REP.	Brno	Avion Shopping Park	Shopping Centre	1998	36 500	62 800	58	2 550	6 000	1 800
	Ostrava	Avion Shopping Park	Shopping Centre & Retail Park	2001	91 747	108 400	167	3 750	9 400	1 100
	Prague	Avion Shopping Park	Retail Park	1998	35 300	56 600	16	2 300	4 600	800
FRANCE	Bry-sur-Marne (Paris)	Les Armoiries	Retail Park	2010	21 000	53 500	30	1 000	1 500	2 100
	Thillois (Reims)		Retail Park	2011	26 200	55 200	28	1 400		700
	Avignon	Buld'air	Retail Park	2011	27 000	55 000	40	1 000		800
GERMANY	Cologne-Godorf	Cologne-Godorf	Retail Park	1998	21 600	58 500	2	2 530	3 800	3 000
	Hamburg-Moorfleet	Hamburg-Moorfleet	Retail Park	2002	15 500	51 100	2	2 400	3 400	2 200
	Koblenz	Homepark Koblenz	Retail Park	2006	20 500	49 800	6	2 075	2 500	1 200
	Oldenburg	Homepark Oldenburg	Retail Park	2007	15 600	52 600	3	2 000	1 600	1 400
	Mannheim	Mannheim	Retail Park	2004	16 500	51 100	6	1 900	2 600	1 600
	Saarlouis	Saarlouis	Retail Park	1998	8 000	32 900	3	1 700	2 200	800
	Ulm	Ulm	Retail Park	2003	33 000	63 700	10	1 600	2 700	500
	Frankfurt-Wallau	Wallau	Retail Park	1987	4 700	39 000	3	2 350	3 400	3 200
	Cologne-Butzweiler	Cologne-Butzweiler	Retail Park	2009	15 500	58 200	6	2 100	2 200	5 000
	POLAND	Gdansk	Matarnia Park Handlowy	Retail Park	2005	48 900	77 300	53	2 100	3 500
Katowice		Rawa Park Handlowy	Shopping Centre	2005	9 000	33 900	16	1 760	700	4 600
Lodz		Port Lodz	Shopping Centre	2010	70 000	103 000	200	4 500	7 000	1 800
Warsaw		Janki Park Handlowy	Retail Park	1995	28 400	53 600	48	2 300	1 500	2 500
Warsaw		Targowek Park Handlowy	Retail Park	2006	67 500	90 500	115	4 500	4 700	2 900
Wroclaw		Bielany Park Handlowy	Shopping Centre & Retail park	1998/2004	70 000	85 000	80	3 000	4 800	1 500
Poznan		Centrum Franowo	Shopping Centre	1995/1998	31 500	59 500	21	2 050	2 000	1 600
PORTUGAL	Matosinhos (Porto)	Mar Shopping	Shopping Centre	2008	66 400	102 400	>200	5 100	11 100	2 800
SLOVAKIA	Bratislava	Avion Shopping Park	Shopping Centre	2002	62 500	84 000	160	3 200	8 900	900
SWITZERLAND	Aubonne	Outlet Aubonne	Outlet Centre	2007	17 000	44 700	52	670	900	2 800
	Lugano	Centro Lugano Süd	Shopping Centre	1991/2004	28 300	41 800	49	1 030	2 900	2 300
SPAIN	Jerez de la Frontera	LUZ Shopping	Retail Park	2010	78 500	113 500	70	4 300		900

PROJECTS & EXTENSIONS

Country	City	Working Name	Format	Opening year	GLA excl. IKEA	GLA incl. IKEA	Shops	Parking spaces	Visitors per year (In 1 000)	Catchment area (In 1 000)
CHINA	Beijing	Beijing Shopping Mall	Shopping Centre	2014	162 000	210 000	600	7 000	30 000	12 100
	Wuxi	Wuxi Shopping Mall	Shopping Centre	2013	105 000	150 000	400	5 800	20 000	12 300
	Wuhan	Wuhan Shopping Mall	Shopping Centre	2015	117 000	160 000	450	5 100	20 000	8 600
CROATIA	Zagreb	Zagreb East	Shopping Centre	2014	62 800	105 300	187	4 160		1 800
CZECH REP	Ostrava	Ostrava North	Shopping Centre Extension	2012	13 600		54	3 910	9 400	1 100
	Ostrava	Ostrava New AVION	Reconstruction	2013	7 400		35	3 910	9 400	1 100
FRANCE	Bayonne		Shopping Centre	2014	40 000	75 000	120	2 500		400
	Caen		Shopping Centre	2015	35 000	65 000	80	2 000		800
GERMANY	Würzburg	Retail Park Würzburg	Retail Park	2013	18 200	53 200		2 100		1 000
	Frankfurt-Wallau	Wallau	Retail Park	2013	10 000	44 300				
	Lübeck	Lübeck	Shopping Centre	2013	35 000	70 000				
ITALY	Villesse		Shopping Centre	2013	45 700	88 000	175	4 300		1 300
POLAND	Lublin		Shopping Centre	2014	48 000	80 000	150	3 800		1 500
	Poznan	Franowo Park Handlowy	Retail Park	2013	14 000	44 000	10	500		1 000
	Wroclaw	Bielany Park Handlowy	Shopping Centre Extension	2014	35 000		200	4 700		1 500
PORTUGAL	Algarve		Shopping Centre & Retail Park	2014	75 000	115 000				
SLOVAKIA	Bratislava	Bratislava Phase IV	Shopping Centre Extension	2012	6 500		12	3 400	9 500	900
SPAIN	Valladolid	Río Shopping	Shopping Centre & Retail Park	2012	68 000	105 000	120	4 650		800
	Jerez de la Frontera	LUZ Shopping	Shopping Centre & Retail Park	2012	15 300		52			

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